

Gary-New Duluth Small Area Plan & Health Impact Assessment



Public Meeting
Wednesday, November 6, 2013
Stowe Elementary School



Agenda

□ Introductions

- ▣ *Chuck Froseth, Land Use Supervisor*

□ Opening Remarks

- ▣ *Mayor Ness*

□ Presentation

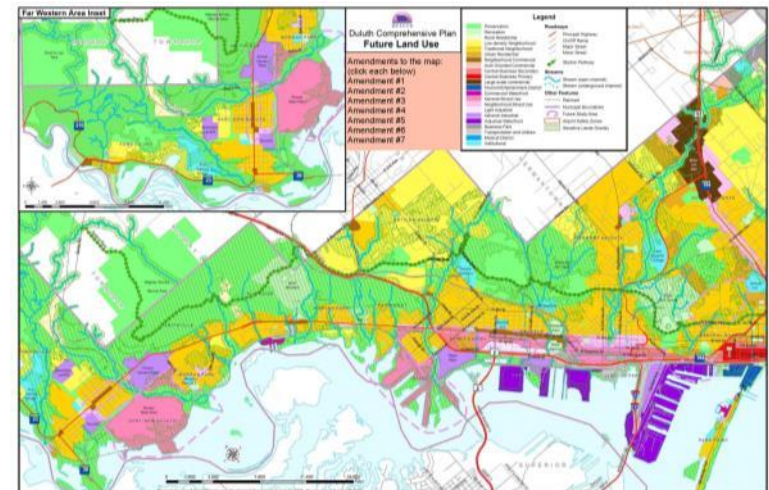
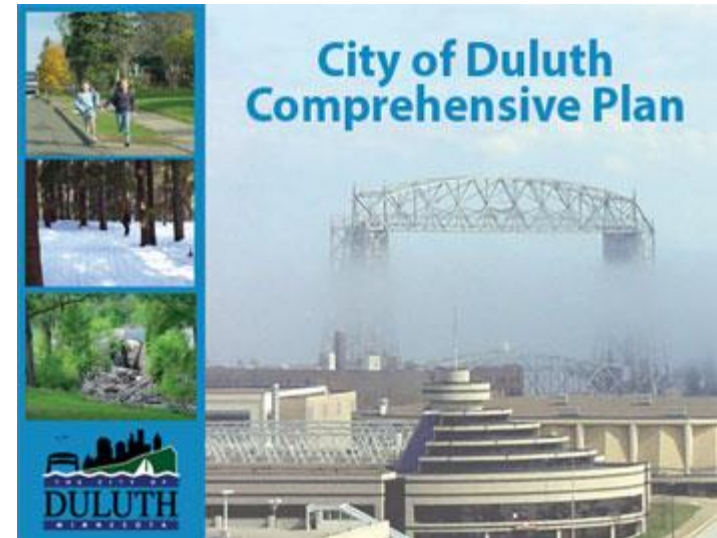
- ▣ *John Kelley, Project Planner*
- ▣ *Kelly Muellman, MURP, Minnesota Department of Health*

□ Next Steps

Comment and Survey forms are available at sign-in table

Comprehensive Land Use Plan

- Unanimously adopted by City Council in 2006
- Policy guidance for how Duluth should grow and develop over next 20 years
 - ▣ Preservation & Protection
 - ▣ Infrastructure & Public Services
 - ▣ Urban Design
 - ▣ Economic Development
 - ▣ Parks and Recreation
 - ▣ Transportation
 - ▣ Development Process
- Future Study Areas



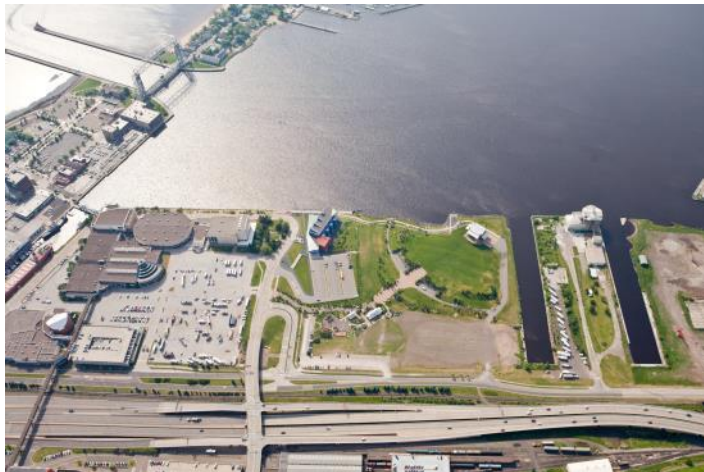
Unified Development Chapter

- The Unified Development Chapter of the City of Duluth Legislative Code (UDC) adopted November 2010 and is the new set of zoning regulations for the City of Duluth.
- The UDC was drafted to implement the City's 2006 Comprehensive Land Use Plan, which is the community's vision for growth and development in Duluth over the next 20 years.

What is a Small Area Plan?

- Small area plan: developed for a clearly defined area and gives more detailed recommendations than would be provided in a comprehensive plan.

2010: Bayfront District



2012: Higher Education



Purpose

- The goal of this Small Area Plan process is to study the area in greater detail to develop and implement a long term plan that will maintain but also enhance the Gary-New Duluth area.
- Plan Objectives:
 - ▣ To guide new development opportunities that complement existing development while minimizing potential negative impacts to surrounding residential neighborhoods.
 - ▣ To determine the commercial function of the Commonwealth Avenue business district and plan for its future.
 - ▣ To identify land resources for commercial/industrial development.
 - ▣ To improve and enhance the natural environment.
 - ▣ To provide safe and convenient non-motorized transportation options throughout the study area.
 - ▣ To enhance the appearance of the area.
 - ▣ To facilitate a park planning process for park improvements.

Background



- The Small Area Plan (SAP) process began in June of 2013 with a joint meeting of the SAP steering committee and the Health Impact Assessment (HIA) Technical Advisory Committee (TAC).
- The steering committee is made up of residents of the Gary-New Duluth neighborhood, local business representatives, and the City of Duluth Planning Commission and City Council.

Vision....

“To promote Gary-New Duluth as a place to live, grow and recreate”



OUR VISION

Themes

Anchors - Builds on existing commercial, residential and public assets to maintain neighborhood character.

- ▣ Stowe Elementary School- Environmental focus
- ▣ Commonwealth Avenue- Traditional and current commercial corridor
- ▣ Recreational amenities of the area- trails, St. Louis River access, Jay Cooke State Park, Spirit Mountain Recreation area, Mount Du Lac.

Attract/Recruit New Business – To compliment existing business and commercial area, and to provide goods and services to the neighborhood area.

Examples:

- ▣ Grocery Store
- ▣ Medical clinic
- ▣ Coffee shop
- ▣ Hotel
- ▣ Retail shops
- ▣ Restaurant

Themes

St. Louis River — Integrate neighborhood and business area with the St. Louis River use.

- ▣ Improve existing access points and create new trails to St. Louis River connecting with the commercial areas.
- ▣ Promote and enhance opportunities for the use of the St. Louis River for recreation.

Recreational Trails — Improve trail access and use of existing and planned recreational trails.

- ▣ Enhance existing trails and sidewalks to encourage walking to neighborhood destinations.
- ▣ Develop new recreational trails and connect to larger area trail network

Anticipated Outcomes - SAP

- Identify areas and strategies for residential and commercial development, and services that meets market demand and compliments existing development.
 - ▣ Infill/work force housing
 - ▣ Grocery Store (fresh produce)
 - ▣ Medical Clinic
- Identify strategies to make commercial corridor more attractive.
 - ▣ Apply streetscape treatments (sidewalks & bike path)
 - ▣ Demolish blighted buildings
- Identify strategies to provide safe and convenient non-motorized transportation options throughout the study area.

Ideas...

Commercial

- A. Local Businesses should establish an Association and evolve into a business improvement district.
- B. Establish a working relationship with economic development groups such as Duluth Economic Development Authority (DEDA) to recruit business and industry to the area.
- C. Revitalize blighted properties including renovation of existing structures and/or removal of blighted buildings, and the site prepared for new development.
- D. Establish entry monument features at both ends of Commonwealth Avenue to identify community.

Residential

- [illegible]

Next Steps

- Collect feedback and comments on recommendations
 - ▣ Public meetings
 - ▣ HIA stakeholder survey
- Review comments and compile recommendations and implementation steps
 - ▣ Consider HIA recommendations
 - ▣ Draft Small Area Plan
- Submit to Planning Commission
- Submit to City Council

Web Site

<http://www.duluthmn.gov/planning/sap/gary-newduluth.cfm>

- Agendas and meeting summaries
- Previous presentations and comments
- Leave comments

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